

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: July 10th, 2017

SUBJECT: Secondary Dwelling Unit Permit – 609 Third Street

Applicant: Cara Vonk

General Plan: Low Density Residential

Zoning: R-1 Low Density Residential

Assessor Parcel No.: 002-100-005

Size: 0.1581 Acres

Existing Land Use: Single Family Residential

Environmental Review: Under Section 15332 "Infill Development Project," (a) thru (e) of the California Environmental Quality Act (CEQA), the project is categorically exempt.

Details: The applicant is requesting site and design review for her Secondary Dwelling Unit permit application. The applicant is proposing a 385 ft² secondary dwelling unit on the rear portion of her 32' x 212' lot. The unit will not be visible from the public right of way. It is situated in a location which will preserve trees and minimize the visual impact on surrounding properties.

Summary: San Juan Bautista Municipal Code (SJBMC) §11-04-050(A) defines a secondary dwelling unit as: *"an attached or a detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. It shall be of minimum size required for health and safety."*

The 385 ft² secondary dwelling unit is a detached single story residential unit with a living room, bedroom, kitchen, bath, and laundry facility. It is cottage style with horizontal siding, composition shingle roof, and raised seam awning over

the front porch facing north toward the yard and the front house. It meets all of the size requirements for health and safety.

The applicant met with City Staff and went over San Juan Bautista Municipal Code (SJBMC) §11-04-050 "Secondary Dwelling Units" prior to embarking on this project. As a result, the applicants designed the project to comply with all ten of the requirements of SJBMC §11-04-050(B). City Staff has reviewed the application and verified that the project complies with all ten requirements, so the proposed secondary dwelling unit qualifies as a permitted use in the residential zoning district.

Recommendation: City Staff recommends that the Planning Commission review the site and design aspects of the Secondary Dwelling Unit Permit application and provide feedback to the applicant if there are any desired changes. If there are no required changes or if only minimal changes are required, City Staff recommends that the Planning Commission approve the Secondary Dwelling Unit Permit (SDU 2017-71) for a secondary dwelling unit at 609 Third Street with the Conditions of Approval listed below.

Conditions of Approval: There are several concerns on the site related to parking, drainage, and sewer. City Staff recommends that the Planning Commission include the following conditions with the Secondary Dwelling Unit Permit to address those concerns:

1. The applicant must clear and maintain a 57' x 8'3" driveway space between front house and 607 Third Street to allow for three cars to be simultaneously tandem parked on the site.
2. The applicant must install a 6" thick concrete apron between the sidewalk and the curb and gutter to ensure safe and reliable access to the driveway.
3. The applicant must provide proof that they will be allowed to tie in to sewer lateral to 4th Street that runs across the neighboring property.
4. The applicant must install a dry well or bioswale at the rear of the property to allow for the retention and percolation of stormwater runoff.

Required Action: If the Planning Commission determines that the site plan and design elements are acceptable, they should take the following actions:

- A. Adopt Resolution 2017-XX, "A Resolution of the Planning Commission of the City of San Juan Bautista making a determination for a categorical exemption for a Secondary Dwelling Unit Permit (SDU 2017-71) for a secondary dwelling unit at 609 Third Street (APN 002-100-005)" under Section 15331 of the California Environmental Quality Act.

- B. Adopt Resolution 2017-XX, " A Resolution of the Planning Commission of the City of San Juan Bautista approving a Secondary Dwelling Unit Permit (SDU 2017-71) for 609 Third Street (APN 002-100-005). Applicant: Cara Vonk"

Attachments:

- Attachment 1 - Site Plan
- Attachment 2 - Floor Plan and Elevations
- Attachment 3 - San Benito County Assessor's Office Block 10 Map
- Attachment 4 - Landscape Plan
- Attachment 5 - Design Materials Packet
- Attachment 6 - Location and Vicinity Photos
- Attachment 7 - Site Topography Map